

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

May 9, 2017

Present: Commissioner T. Earl Jolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Brady Quinn, Commissioner John Ellis, Planner David Mann, Engineer Ken Short, Staff Attorney Steven Schaefermeyer, Associate Public Works Director Colby Hill, City Recorder Anna West

Absent: Commissioner Mark Woolley

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice-Chair Julie Holbrook opened the meeting and welcomed everyone present. She noted that Chairman Mark Woolley is excused from the meeting tonight.

Vice-Chair Holbrook said we have a change to tonight's Agenda and Commissioner Jolley will comment on that.

B. Motion to Approve Agenda

Commissioner Jolley motioned to amend the Agenda by removing Item A.1. and approving the amended agenda for May 9, 2017. Commissioner Ellis seconded the motion. Vote was unanimous 5-0 in favor. Commissioner Woolley was absent.

Vice-Chair Holbrook said that change was at the request of Staff. Apparently, the application is not complete at this time. It will come back to us when it is completed.

C. Approval of the Minutes from the Meeting held on April 25, 2017

Commissioner Quinn motioned to approve the April 25, 2017 Planning Commission Meeting Minutes. Commissioner Jolley seconded the motion. Vote was unanimous 5-0 in favor. Commissioner Woolley was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Commissioner Jolley asked about the joint Council and Planning Meeting scheduled for May 30, 2017.

Vice-Chair Holbrook said I believe Commissioner Ellis and Commissioner Jolley cannot make that meeting. She said I believe that is to be our Land Use Training meeting.

Staff Attorney Steven Schaefermeyer said we are required by our insurer to train you annually on Land Use. For those that are not in attendance, I will have to talk to the City Attorney to make sure he is okay with it. We will probably supply the training materials to those who are absent.

Vice-Chair Holbrook voiced her concern with having such little time with City Council to discuss the Redwood Road Corridor.

Staff Attorney Schaefermeyer said it is our intention to keep the training as short as possible so we can continue on into the other discussion.

Vice-Chair Holbrook said my personal preference is to not have it that night because it is a big issue that we will be discussing. Commissioner Quinn said I agree with that.

Staff Attorney Schaefermeyer said I will let him know that. I know we are running up against a time crunch for the fiscal year and the training needs to be done within that time frame.

III. CITIZEN COMMENT

Vice-Chair Holbrook opened for Citizen Comment.

Terry Bessinger – Owner of The Pie Pizzeria – We have been here for the last two meetings and we call ahead only to find out that it is cancelled again. Isn't there a way to find out that we do not have to come here from Holladay just to find out it is cancelled. He asked if we would be able to see the Site Plan when the rezone item is discussed.

Vice-Chair Holbrook said no; that is for the rezone only. They do not have a complete application for the Site Plan right now.

Planner David Mann said I had spoken with his wife and I mentioned that the Site Plan would not be on the Agenda but the Rezone would still be discussed. With that, we have many of the items that will be shown as part of the Site Plan to give you a full picture of what is going to be proposed with that application.

Mr. Bessinger said as a general contractor I would just like to get copies of the Site Plan because our concerns would be easily answered if I could look at that.

Planner David Mann said there is a packet that includes the pulled item for the Site Plan that has those documents on the City Website.

City Recorder, Anna West, pulled copies from her binder and gave them to Mr. Bessinger so that he could take them with him.

Mr. Bessinger said I think these will help. I wanted to know if the fountain is still going to remain or is that being removed. Also, how close will the new building be to our building.

Vice-Chair Holbrook said another idea for you, if that isn't sufficient, you can talk with staff. Mr. Short can go over things with you.

Mr. Bessinger said, as owner of the Pie, another concern is that if the fountain goes away, do you need the Zamboni room any longer and are you possibly interested in selling that property?

Mr. Short said it was our intention to have a conversation with you about that. We will get in touch with you.

Craig Allen – South Jordan; is this the time to talk about the rezone?

Vice-Chair Holbrook said we will be discussing the rezone; it is still on the agenda. That will be coming up shortly.

Shee closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

****Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**A.1 Issue: SOUTH JORDAN CITY ANNEX BUILDING AND PLAZA
SITE PLAN & CONDITIONAL USE PERMIT**
Address: 10609 South Redwood Road
File No: PLSPR201700250
Applicant: South Jordan City

No discussion. This item was removed from the Agenda at the beginning of the meeting.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

B.1 Issue: SOUTH JORDAN TOWNE CENTER REZONE
Address: Approx. 10600 South Redwood Road
File No: PLZBA201700342
Applicant: South Jordan City

Planner David Mann said the application that you will be hearing about tonight is for the Rezone. He reviewed the background information on this item from the Packet Staff Report. Currently it is all zoned the same in this area around City Hall and the surrounding commercial developments. He showed the overall Site Plan map. This shows the area that is part of this proposal for the new building. The reasoning behind this rezone is when we were reviewing the plans; the current zone only allows buildings up to 35 feet tall. The proposed building is three stories and approximately 42 feet tall. Because of the number of

stories and overall height, it did not meet the requirements of the underlying zone. Staff discussed this and found that this other Mixed Use Zone (MU-TC Zone) does allow three story buildings and has a lot of similar requirements as far as mixing of uses and pedestrian accessibility. The reason we are considering such a large area is that there is a minimum area of 4-acres required so the parcel where the new building was going is not large enough so we included a larger area. We have also included the Pie Pizzeria parcel, because one of the requirements of this Mixed Use Zone is that it has to have multiple uses within the Zone. He showed a 3-D rendering of the building showing the three stories and elevations. He said this is where the Police, Court, and Fire Admin will all be located in this building. He showed the landscape plan and pictures of the new Plaza that will take place of the existing ice-rink. He said I will turn the time over to Colby Hill from the Parks Department and he can go over some of the background of that.

Colby Hill said this is just a brief fly-by of what the plaza and building will look like in combination together (Attachment B). He said the fountain that exists now is no longer functioning and it would cost more to repair it than it would to replace it. Our intent is to replace the fountain with another water feature. Right now, it is a lot of hard scape and really not all that inviting. We would like to soften it up by including a water feature that is a bit more interactive than what we have right now.

Commissioner Quinn asked if you would compare the new feature to City Creeks new Water Feature?

Mr. Hill said it will be different than that at City Creek. There will be about 2' depth to it. City Creek is just surface sprays. He said the Library is also interested in programming on the Plaza. We have tried to provide some good space for them to do that or for anyone to use the space. He continued showing renderings in Attachment B.

Commissioner Quinn asked if there will not be any windows on the north and south sides.

Mr. Short said there are windows in there but they are limited. Due to the Fire rating that the side of the building has to have, the amount of windows are limited on the south side.

Mr. Hill showed a picture of what the kiva could look like. He said the library has mentioned to us that as we develop this area, they do have a one-door access on the side of the building that they would like to open up into a bigger access onto the plaza so they could do some fun programming for kids.

Commissioner Morrissey asked Mr. Hill what their action was to that request.

Mr. Hill said we welcome it. We feel that the space is a bit underutilized, and they do have a lot of people that attend the library. If they can program it, we would welcome use of the area.

Vice-Chair Holbrook said that doesn't look very people oriented. It looks like you just have to walk through there; there are no benches or places to sit.

Mr. Hill said what you are seeing here is conceptual. Not everything that would be there is in these renderings. We will have benches and tables.

Vice-Chair Holbrook said are you rezoning The Pie area without even speaking to them about it. I have a problem with government rezoning people's properties without involving them.

Planner Mann said notices were sent out. The zones that we are changing is still a Mixed Use Zone. It will not impact any property taxes.

Commissioner Morrissey said I am glad you brought that up. That is one of my concerns as well. I understand your reasoning for rezoning to this is so the building can go 42 feet high and to fit it in this zone you have to include another type of building use.

Commissioner Quinn said I think we, as a Commission, would just like to see staff further pursue interaction with surrounding businesses and residents to make sure they are kept informed of the process along the way.

Planner Mann said I did speak with the owners twice and notices were posted.

Commissioner Jolley said if we are changing this to a Mixed-Use Towne Center, why not encompass all of the Towne Center area to make it all uniform.

Planner Mann said with regards to communicating with the neighbors, we wanted to limit the amount of confusion just for one parcel of land. We wanted to limit the number of property owners that would be involved.

Vice-Chair Holbrook said wouldn't that give all of the other property owners a different opportunity if they too wanted to expand?

Planner Mann said the uses that are allowed in both of these zones are similar and the larger the area, the larger the notice would have to go out and it would be more confusing.

Commissioner Quinn said if we were to allow these additional buildings would that give these other businesses opportunity to build up if they wanted to.

Planner Mann said yes, they could. The number of floors allowed is dependent on the use.

Commissioner Morrissey asked what other areas were looked at to place this type of building? Also, what other type of future land use and build out are we expecting in this area and has that been thought out already?

Planner Mann said I can't speak to what other locations were looked at or evaluated.

Mr. Short said we are building what we need for our City buildings in here. In this area, this fills the need of the City to buildout.

Commissioner Quinn asked if we would move out of the current annex building when this annex building is done. Mr. Short said yes.

Mr. Short said there has been talk with one of the property owners west of the plaza and negotiations with him about what he would like to see in there and some access changes and parking issues.

Vice-Chair Holbrook opened the Public Hearing.

Terry Bessinger – Holladay; I would like to ask some questions about the zoning. If the Pie was pulled into this zoning and out of the zoning that it is in, how will that affect the cross parking agreement we have with the Towne Center.

Mr. Short said our intent is to still have that cross-parking agreement. We would like to discuss some modifications to the agreement with you. There is not intent to take any of your parking away.

Mr. Bessinger said it looks like the building was built over some of the existing parking; do you have a net loss on the parking?

Mr. Short said I think there is a net loss of a few stalls. The existing parking pretty much remains intact and it will be a secure parking. The public will park on the west side and access the building through the Plaza. Mr. Bessinger said the problem is shared parking. The parking for a restaurant is key to everything. Mr. Short said we could meet prior to the Site Plan and hash out all of these things.

Mr. Bessinger said it looks like we lost our garbage area. Mr. Short said it is not lost it has just been relocated. It will still be a shared garbage area.

Commissioner Jolley asked Mr. Bessinger if he is opposed to the zoning change being incorporated in this area that will be changed. Mr. Bessinger said I don't think so; I just don't want it to adversely affect our operation.

Commissioner Quinn said I would like to hear Mr. Bessinger's opinion regarding the height of the proposed building. Mr. Bessinger said some potential growth for The Pie was to possibly build up over the patio area, but that has gone away. I am not sure if we could expand and bring alcohol within the 300 feet of the Library.

Kalmar Robbins – SLC; I live in Salt Lake City but I do spend one night a week out here in the summer irrigating. We are the property owner that is to the west of you here. If you go back to the zoning, one thing I wanted to bring in and would hope that you would incorporate it into the site-plan itself. For South Jordan, the property that they own further to the south abuts to our property. If we were to run a road splitting half on our property and half on South Jordan's property and then coming out with a little bend and then match up with an intersection on the other side and be able to get both right and left turns. Right now, we are restricted to just right turns coming out where our property is. I think we are at a place where this can be clarified and if that would be placed into it, I would really appreciate it. Ultimately, that would be the exit and provide better access for us, the City and the Library. Where we have the alignment now was not done with proper input of all the property owners at that time. This is an opportunity to correct and make something right.

Craig Allen – SJC; we moved here about a year ago and one of the things we loved was the fountain. My heart just dropped when I saw this map because from our neighborhood we are now going to be looking at a big building. If there are no other options to fix the fountain, I think that brings a real opportunity to do something really nice with a new water feature like the one at Station Park up in Farmington. People go there just because of that water feature. I hope you keep the swinging benches that are over there right now. I am concerned about the parking on the west side. I hope you make it something the citizens can be proud of and want to go to because you have the space to do that.

Vice-Chair Holbrook said that all sounds really great. I know the concept plan that we are seeing is just really dry. It is not people friendly, and I think that is what we need and I believe that is what Mr. Allen was saying.

Corey Muir – I live in the Arbors across the street by Mr. Allen. I have lived here for 13 years, and my family enjoyed the fountain. It was sad to see it break and go into disrepair. I think Mr. Allen has a good point to put in something that is really exciting and not blah. This area has been somewhat neglected. This

is an opportunity to take your time and do it right here in the Towne Center. I think parking is always an issue and I believe you should over plan the parking and not cut any parking.

Vice-Chair Holbrook asked Mr. Muir, if this were more people friendly would you spend more time here.

Mr. Muir said my family would definitely spend more time here in the Plaza and spend more money.

Stan Miller – SJC; I also live across the street. My only comment is that when I saw the drawings the architecture of the new building doesn't seem to have any relationship to the architecture of the old building. It seems that we have an opportunity to tie them together and make it a city complex that looks like it was planned to be as one.

Vice-Chair Holbrook closed the Public Hearing.

Commissioner Quinn asked Commissioner Jolley to give a review of the discussion during the Architectural Review of this.

Commissioner Jolley said we did review this with the City and the materials used are high quality and it is a first class government building. Yes, it is different from this building, but this architectural style is on its way out. They tried to find a compromise between the new modern look and the look of this building that is 15 years old. We did recommend approval of the architecture.

Commissioner Quinn said I can't get past the architecture. I think it clashes with all of the surrounding buildings, not just City Hall.

Commissioner Jolley said the architects are going to the look of the Natural Grocers building across the street.

Commissioner Morrissey said I understand both of your points but I think when you are talking about buildings but my expectation is for it to last 50 years. I think this building is attractive, that building can be attractive as well but stand out as unique and identifiable.

Commissioner Ellis said I think the rezone is entirely appropriate.

Vice-Chair Holbrook said my biggest concern was not letting the other business know that this was being rezoned and should have had discussion with them about it.

Colby Hill said clearly I am not a salesman; I am a parks and recreation man. I appreciate Mr. Allen's comments and I think what Mr. Allen is expressing is exactly what we are trying to design and accomplish here. The trees that you see there will be the same large sycamore trees that are on Towne Center Drive. The landscaping that you don't see because it is very conceptual will be very inviting and very beautiful. The concept drawings just do not show well. We are trying to accomplish some of the things that community feel that you feel exists in Daybreak. We want you to come across the street and we want you to walk your dog and bring your kids.

Commissioner Morrissey said you are good as long as you have the vision and as we get some citizen input I am all for rezoning it and moving forward.

Commissioner Quinn said I am fine with the zoning but I would like to have a brief discussion regarding rezoning more than just these two buildings. It would be a good idea to provide an opportunity for expansion for some of these other locations and rezone the entire Towne Center.

Vice-Chair Holbrook said let's get this moving on so we can get this done because we have already outgrown this building and it is getting more and more critical to get space here in City Hall for the employees and so forth. She said you were saying that it had to be at least 4 acres, and I do not believe this is going to be 4-acres.

Commissioner Morrissey said the comment before was that we are including a business without even talking to them and now we are talking about expanding it even more without talking to businesses. This does not exclude the businesses from actually petitioning to be rezoned does it? Planner Mann said no.

Commissioner Jolley said if someone wanted to rezone the property west adjacent to Redwood Road to MU-TC so they could build a taller building and they only owned two acres, could they rezone.

Planner Mann said that does offer them that opportunity because of that existing zone and the zones have to be continuous. That is a lot of the reasoning and efforts behind the Redwood Road Plan that Jake Warner has been working on with some consultants, is to look at how a lot of these commercial nodes will develop in the future. It is exciting to hear this discussion happening with the citizens and with the Commission to look at how things may change.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Quinn motioned that based on the Staff Report and other information presented to the Planning Commission during the Public Hearing and discussion that the Planning Commission forward a recommendation to the City Council to approve Rezone Ordinance 2017-08-Z, rezoning the subject property from MU-COMM to MU-TC. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Woolley was absent.

VIII. OTHER BUSINESS

None

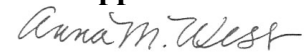
ADJOURNMENT

Commissioner Morrissey motioned to adjourn. Commissioner Jolley seconded the motion. Motion was unanimous in favor. Commissioner Woolley was absent.

The May 9, 2017 Planning Commission meeting adjourned at 7:30 p.m.

Meeting minutes prepared by City Recorder Anna West.

This is a true and correct copy of the May 9, 2017 Planning Commission minutes, which were approved on May 23, 2017.


South Jordan City Recorder